

Beierle Farm, House
Denver International Airport Site
Hudson Road & 96th Avenue
Denver
Denver County
Colorado

HABS No. CO-124-A

HABS
COLO
16-DENV,
63A-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA
REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey
National Park Service
Department of the Interior
Denver, Colorado 80225-0287

HISTORIC AMERICAN BUILDINGS SURVEY

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BEIERLE FARM, House

HABS No. CO-124-A

Location: Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 24, Township 2 South, Range 65 West, Sixth Prime Meridian. Denver County, Colorado. Vicinity of Watkins, Colorado.

UTM: 13: 532500, 4412500

Present Owner: Denver International Airport, City and County of Denver

Present Occupant: Vacant

Present Use: None

Statement of Significance:

As a complex, the current Beierle Farm offers an example of the work process and flow of a wheat and grain farm and its methods of operation. In particular the grain bins and scale house offer examples of facilities frequently used by farmers in the area. Other buildings testify to the evolution of the farm from a dairy to a grain farm.

The Beierle Farm also has significance as an example of farm evolution and development by Adams County, Colorado, tenant farmers. Tenant farming was a common pattern of land use and livelihood for much of the area during most of the twentieth century. The Ray Beierle family worked as tenant farmers for more than fifty years. They worked at this farm for three different landlords, the Grossmans, the District Land Owners Trust and finally for Box Elder Farms until 1990. In addition, the Beierle Farm house is a significant example of an 1890s vernacular hipped cottage.

Project Statement: This Historic American Building Survey recording project is part of both the historic preservation plan for the Denver International Airport and a long term program to document historically significant buildings in the United States. The City and County of Denver through the Denver International Airport provided funding for the project.

The field work, measured drawings, historical reports and photographs were prepared under the direction of Deborah Andrews of Andrews & Anderson under contract to the City and County of Denver. Deborah Andrews, Nanon Anderson, Karen Hardaway and Jim Fischer of Andrews & Anderson did the field measurements and architectural delineations. Arnold Thallheimer undertook the photography. Steven Mehls of Western Historical Studies, under sub-contract to Andrews & Anderson, served as project historian.

Historian:

Steven F. Mehls, Western Historical
Studies, Inc., March 10, 1992

House

Exterior

The building is a simple one and one-half story structure that dates to the 1890s.¹ The original foundation is coursed rubble stone, and the kitchen foundation is concrete block. There is a partial basement under the northeast portion of the house with exposed stone walls. The building walls and the dormer are covered with 1960s vintage masonite siding. Below the window sills, the siding is vertically oriented in a pattern similar to T-111 plywood, and above the window sills is horizontal siding. There is evidence suggesting that original horizontal wood siding is still in place under the masonite. The building is of wood frame construction. The front porch, a post-1950s addition, is a shed roof supported by square posts set in a poured concrete slab. Its roof has no wood shingles beneath its asphalt shingles. The building's roof is hipped with a flat roof at the apex and a decorative gabled dormer centered over the west side. The roof has a simple boxed cornice and is covered with green, mineral-coated asphalt shingles laid over the original wood shingles. The flat portion of the main roof is metal sheeting with soldered seams and some remnants of tar. There is a brick chimney at the center of the roof and a metal furnace vent. The windows are double hung sash in the main house with sliding aluminum frame windows used for replacements and in the kitchen addition. Some of the windows appear to be the originals, as evidenced by wooden pegs observed in the window frames. The original windows on the center south side have been covered over, but one is visible from inside a walk-in closet. The non-original windows are obvious by their construction and material. Modern doors and metal screen doors are used on the house. There are two additions: a front (west) porch described above which replaced the historic porch some time after the 1950s, and a shed roof addition which runs the full length of the north side. A portion of the north addition may originally have been an open porch.

Interior

The original interior of the structure has been substantially altered and remodeled. The house contains seven rooms. The original portion of the house has two bedrooms, a long walk-in closet, a living room and a dining room. The north addition mentioned above has a kitchen, utility room and a bathroom. Remains of original finishes, including base molding, and original window and door casings are visible only in the bedrooms and closet. Ceilings have been lowered and are of recent

construction, and include plaster and drywall. The interior doors and entry door are new hollow and solid core slabs. The floor coverings are non-original. Wall locations have been changed, mostly in relationship to the kitchen addition. Walls in the bedroom area appear to be original.

Existing Condition

The roof leaks and the visible roofing material is deteriorated. The slope of the shed-roof additions is the minimum allowable for use of asphalt shingles. No flashing exists at the dormer gable. The coursed masonry rubble foundation on the south side is out of plumb. The foundation at the south side is cracked at the southeast corner but no recent movement is indicated. Perimeter moisture caused by a lack of roof gutters or downspouts has contributed to the foundation cracking.

Endnote

1. Appraisal Card, Parcel 1725-00-0-00-057, Adams County Assessor's Office, Brighton, CO. Note: The appraisal card does not give a solid date for construction of the house.